

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **APRIL 5, 2005** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 A.M. by Chair Paulson.

ATTENDANCE

Members Present:

Anthony Ghiossi, Senior Building Inspector

Fletcher Parsons, Associate Engineer

Joel Paulson, Associate Planner

Julie Linney, Fire Department

Rachel Bacola, Planning Technician

PUBLIC HEARING

ITEM 1: 14850 Blossom Hill Road
Subdivision Application M-05-05 (LLA)
Subdivision Application M-05-06 (COC)

Requesting approval of a Certificate of Compliance to legalize two properties zoned HR-1 and approval of a lot line line adjustment between these two properties. APNS 527-18-012 and 013.

PROPERTY OWNER: Sandra K. Anderson

APPLICANT: Terence J. Szewczyk

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - 1) Find that the proposed project is categorically exempt, pursuant to Section 15305 of the California Environmental Quality Act as adopted by the Town; and
 - 2) Determine that the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
 - 3) Approve the Architecture and Site application subject to the draft conditions below, as well as, any additional conditions from the building department, engineering department, Santa Clara County Fire Department, and any other department or agency with jurisdictional authority, and as shown on the development plans received April 4, 2005.
7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

PUBLIC HEARING

ITEM 2: 16670 Kennedy Road
Architecture and Site Application S-04-054

Requesting approval of a first and second story addition which is greater than 800 square feet and will result in a technical demolition and new house on property zoned HR-1. APN 532-13-001.

PROPERTY OWNER/APPLICANT: Lynn Anne and Kelly Heil

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were present:
 - Kathryn Schmidt* expressed her concerns with the proposed project relating to privacy and future landscaping within the driplines of existing oak trees.
 - Sandra Campbell* spoke regarding proposed plantings and expressed that she understood Kathryn Schmidt's concerns.
 - Paulson* informed the public that the proposed second story windows facing Kathryn Schmidt's property would be obscure glass and that there was a condition of approval regrading that matter. Additionally, *Paulson* agreed that the applicant and Kathryn Schmidt could meet to discuss future landscape improvements between their properties for additional screening of the existing windows and proposed project.
5. Public hearing closed.
6. *Ghioffi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - 1) Find that the proposed project is categorically exempt, pursuant to Section 15301 of the California Environmental Quality Act as adopted by the Town; and
 - 2) Determine that the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
 - 3) Approve the Architecture and Site application subject to the draft conditions below, as well as, any additional conditions from the building department, engineering department, Santa Clara County Fire Department, and any other department or agency with jurisdictional authority, and as shown on the development plans received December 15, 2004.
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

PUBLIC HEARING

ITEM 3: 16471 Englewood Avenue
Architecture and Site Application S-05-051

Requesting approval of a modification for additional square footage to previously approved plan to demolish and construct a new single family residence on property zoned R-1:20. APN: 532-05-015

PROPERTY OWNER/APPLICANT: Jalal Fegghi

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Bacola* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (1) As required by Section 29.20.150 of the Town Code for Architecture and Site applications. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
 - (2) The application is Categorically Exempt from CEQA, Section 15303.
7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

ADJOURNMENT

Meeting adjourned at 9:35 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Joel Paulson, Associate Planner